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Register of Deeds, Watauga Co, NC  
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Bk 2167 Pg 74 (3)  
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PREPARED BY AND RETURN TO: Allen C. Moseley  
Deal, Moseley & Smith, LLP  
P.O. Box 311  
Boone, NC 28607

NORTH CAROLINA

AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR TOWNHOMES AT BROOKSHIRE

WATAUGA COUNTY

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TOWNHOMES AT BROOKSHIRE is made this 16 day of February, 2021, by RCPBD INVESTMENTS, LLC, a North Carolina Limited Liability Company (hereinafter referred to as "Declarant"), and any and all persons, firms or corporations hereafter acquiring any of the within described property.

WITNESSETH:

WHEREAS, Declarant caused to be filed of record that certain Declaration of Covenants, Conditions and Restrictions for Townhomes At Brookshire (the "Declaration") in Book of Records 2159, Page 464, Watauga County Public Registry, under which Declarant subjected that certain parcel or tract of land containing 5.128 acres to the terms and provisions of the Declaration, which parcel is shown and described on the plat recorded in Plat Book 28, Page 101, Watauga County Public Registry; and

WHEREAS, Declarant desires to file this Amendment to the Declaration in order to clarify and confirm easement rights on the part of each Owner over and across the Common Area for the purpose of maintaining, repairing and replacing any and all facilities which are appurtenant to and reasonably necessary for the use and enjoyment of the Owner.

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NOW, THEREFORE, Declarant does hereby amend the Declaration as follows:

- 1.) Article VII, Section 7, entitled Easement of Encroachment, is hereby deleted in its entirety and the following is substituted in lieu thereof:

Section 7. Easement of Encroachment. There shall be reciprocal appurtenant easements of encroachment for maintenance, use, repair and replacement of any permitted encroachment, specifically including the HVAC units and propane gas tanks on the specific site as originally provided for by Declarant. In addition, there shall also be reciprocal appurtenant easements between each Unit and any adjacent Common Area and between adjacent Units due to placement, settling or shifting of the improvements constructed, reconstructed, or altered thereon (in accordance with the terms of this Declaration) to a distance of not more than ten feet, as measured from any point on the common boundary along a line perpendicular to such boundary. However, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of, or with the knowledge and consent of, the Person claiming the benefit of such easement.

- 2.) Except as expressly amended herein, all other terms and provisions of the Declaration, as written, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to Declaration of Covenants, Conditions and Restrictions for Townhomes At Brookshire to be duly signed as of the day and year first above written.

{SIGNATURE PAGE ATTACHED}

RCPBD INVESTMENTS, LLC, a North Carolina Limited Liability Company

By: [Signature] (SEAL)  
Rick Miller, Manager

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STATE OF NC

COUNTY OF Watauga

I, the undersigned, a notary public of said State, do hereby certify that Rick Miller personally appeared before me this day and acknowledged that he is Manager for RCPBD Investments, LLC, a North Carolina Limited Liability Company, and that the foregoing instrument was signed on behalf of the Company.

WITNESS my hand and official seal this the 10 day of February, 2021.

[Signature]  
Notary Public

My commission expires:  
11/16/23

NOTARIAL SEAL:

STACY L. ELDTRETH  
Notary Public, North Carolina  
Watauga County  
My Commission Expires  
November 16, 2023

PREPARED BY AND RETURN TO: Allen C. Moseley  
Deal, Moseley & Smith, LLP  
P.O. Box 311  
Boone, NC 28607

NORTH CAROLINA

SECOND AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR TOWNHOMES AT BROOKSHIRE

WATAUGA COUNTY

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TOWNHOMES AT BROOKSHIRE is made this 5 day of August, 2021, by RCPBD INVESTMENTS, LLC, a North Carolina Limited Liability Company (hereinafter referred to as "Declarant"), and any and all persons, firms or corporations hereafter acquiring any of the within described property.

WITNESSETH:

WHEREAS, Declarant caused to be filed of record that certain Declaration of Covenants, Conditions and Restrictions for Townhomes At Brookshire (the "Declaration") in Book of Records 2159, Page 464, Watauga County Public Registry, under which Declarant subjected that certain parcel or tract of land containing 5.128 acres to the terms and provisions of the Declaration, which parcel is shown and described on the plat recorded in Plat Book 28, Page 101, Watauga County Public Registry; and

WHEREAS, an Amendment to Declaration of Covenants, Conditions and Restrictions for Townhomes At Brookshire was recorded in Book of Records 2167, Page 74, Watauga County, North Carolina, Public Registry, in order to clarify and confirm easement rights on the part of each Owner over and across the Common Area for the purpose of maintaining, repairing and replacing any and all facilities which are appurtenant to and reasonably necessary for the use and enjoyment of the Owner; and

WHEREAS, Declarant has determined that it is necessary and appropriate to clarify and confirm that the easement rights on the part of Declarant, each Owner, and the Association should include the right on the part of each Owner over and across the Common Area for the purpose of maintaining, repairing and replacing any steps attached to decks and porches.

NOW, THEREFORE, Declarant does hereby amend the Declaration as follows:

- 1.) Article VII, Section 7, entitled Easement of Encroachment, is hereby deleted in its entirety and the following is substituted in lieu thereof:

Section 7. Easement of Encroachment. There shall be reciprocal appurtenant easements of encroachment for maintenance, use, repair and replacement of any permitted encroachment, specifically including deck steps and porch steps, HVAC units and propane gas tanks on the specific site as originally provided for by Declarant or any other appurtenances to the Unit as installed or constructed by Declarant. In addition, there shall also be reciprocal appurtenant easements between each Unit and any adjacent Common Area and between adjacent Units due to placement, settling or shifting of the improvements constructed, reconstructed, or altered thereon (in accordance with the terms of this Declaration) to a distance of not more than ten feet, as measured from any point on the common boundary along a line perpendicular to such boundary. However, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of, or with the knowledge and consent of, the Person claiming the benefit of such easement.

- 2.) Except as expressly amended herein, all other terms and provisions of the Declaration, as written, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Second Amendment to Declaration of Covenants, Conditions and Restrictions for Townhomes At Brookshire to be duly signed as of the day and year first above written.

{SIGNATURE PAGE ATTACHED}

RCPBD INVESTMENTS, LLC, a North Carolina Limited Liability Company

By: [Signature] (SEAL)  
Rick Miller, Manager

STATE OF NC  
COUNTY OF Watauga

I, the undersigned, a notary public of said County and State, do hereby certify that Rick Miller personally appeared before me this day and acknowledged that he is Manager for RCPBD Investments, LLC, a North Carolina Limited Liability Company, and that the foregoing instrument was signed on behalf of the Company.

WITNESS my hand and official seal this the 5 day of August, 2021.

[Signature]  
Notary Public

My commission expires:  
July 24, 2023

NOTARIAL SEAL:

